

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
NOVEMBER 14, 2013**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

PRESENT: Angelo Colasante, Chair; Jeffrey Cohen, Vice Chair; Carol Amick, Clerk; Jeffrey Dearing; Todd Crowley

ABSENT: Donald Drouin; Michelle Puntillo

Mr. Colasante introduced himself and read the emergency evacuation notice. The Zoning Board of Appeals (ZBA) members and assistant introduced themselves.

PRESENTATION: Ms. Amick read the notice of the hearing.

PETITION #014-14 – Danielle Beck, at 66 Pine Hill Road, seeks a Special Use Permit per Section 5.1.5 of the Zoning By-Law for home occupation to allow clients to come to premises.

Danielle Beck introduced herself and her husband, Christopher, and explained that she was a nurse practitioner and nutrition counselor with a wellness practice that she would like to run out of her home. She stated that her appointments were all conversational and involved no testing, surgery, or blood work.

Mr. Dearing asked about the applicant's proposed hours of operation. Ms. Beck replied that she hoped to operate between 9:00 AM and 6:30 PM, Monday through Friday, and 8:00 AM to noon on Saturday.

Ms. Amick asked how long her appointments usually lasted. Ms. Beck responded that the shortest appointment was about 30 minutes and the longest was 90 minutes. She noted that the first appointment with a new patient was typically 90 but became shorter after that, anywhere from 30 minutes to an hour.

Mr. Colasante asked whether the applicant proposed any signage. Ms. Beck said she did not want any signage.

Mr. Colasante asked how the house was marked. Ms. Beck stated that the property was well marked, with a number on the house and also on the mailbox.

Ms. Amick asked approximately how many patients the applicant planned on seeing a week. Ms. Beck stated that this was a part-time job for her, so she planned on seeing only about ten per week.

Mr. Colasante asked whether there was any lighting at the back of the property where patients would walk to the rear entrance. Mr. Beck replied that the rear entrance had floodlights that automatically went on when a car pulled into the driveway.

There was conversation about site lines, both coming into the property and exiting the driveway.

Mr. Dearing asked whether the applicant had spoken to her neighbors. Ms. Beck said that she had, and none of them had any issues with her proposal. She noted that, in many ways, they were a bit isolated in the neighborhood because they abutted the Town-owned water tower, so their only direct abutter was the neighbor to the east.

Mr. Colasante explained to the applicant that this application was for a home occupation, so the Board would probably condition the Special Permit to allow Ms. Beck to operate such a business only as long as she worked there. Ms. Beck said she had no issues with that condition.

Mr. Colasante opened the hearing to the public. With no comments or questions from those in attendance, Mr. Colasante closed the public hearing.

DELIBERATIONS:

Mr. Colasante said that this was a good neighborhood for such a use, and he didn't think that the use would alter or impact the residential character of the area. Mr. Cohen agreed, noting that the street had sidewalks and the driveway had a good deal of turnaround space. Mr. Colasante said that the two requirements of a Special Permit were that the application was in keeping with the intent and purpose of the By-Law and was not injurious or detrimental to the neighborhood. He said that, in his opinion, this application met those requirements. The other Board members agreed.

MOTION:

Ms. Amick moved to grant Danielle Beck, at 66 Pine Hill Road, a Special Use Permit per Section 5.1.5 of the Zoning By-Law for home occupation to allow clients to come to premises, substantially as shown on Exhibit A, with the following conditions:

- 1) There shall be no parking on the street;
- 2) The Special Permit will be limited to Ms. Beck's business while living in this dwelling;
- 3) The hours in which clients may come to premises will be from 9:00 AM to 6:30 PM, Monday through Friday, and from 8:00 AM to noon on Saturday.

Mr. Cohen seconded the motion.

Voting in favor: Colasante, Cohen, Amick, Dearing, and Crowley

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Mr. Colasante explained that the Board had 14 days to write a decision, after which time there was a 20-day appeal period. The applicant was then responsible for getting the decision recorded at the Registry of Deeds.

PRESENTATION: Ms. Amick read the notice of the hearing.

PETITION #007-14 – CONTINUATION – Pamela Brown, Esq., for Bedford Executive Office Suites, LLC, at 52-54 Middlesex Turnpike, seeks a Special Permit per Article 39.4 Section 5(B) of the Sign By-Law to allow a second freestanding sign on property; per Article 39.4 Section 5 to divide awning signs and allow signage above first floor; and per Article 39.5 Section 1 to illuminate signs.

Mr. Colasante read into the record a letter from Pamela Brown, Esq., signed and dated November 13, 2013 requesting a continuation to a January meeting.

MOTION:

Ms. Amick moved to continue Pamela Brown, Esq., for Bedford Executive Office Suites, LLC, at 52-54 Middlesex Turnpike, seeking a Special Permit per Article 39.4 Section 5(B) of the Sign By-Law to allow a second freestanding sign on property; per Article 39.4 Section 5 to divide awning signs and allow signage above first floor; and per Article 39.5 Section 1 to illuminate signs to January 9, 2014 at 7:30 PM.

Mr. Cohen seconded the motion.

Voting in favor: Colasante, Cohen, Amick, Dearing, and Crowley

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Adjournment

Mr. Colasante called for a motion to adjourn the meeting.

MOTION:

Ms. Amick moved to adjourn the meeting.

Mr. Crowley seconded the motion.

Voting in favor: Colasante, Cohen, Amick, Dearing, and Crowley

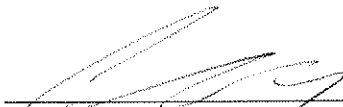
Voting against: None

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Abstained: None

The motion carried unanimously, 5-0-0.

The meeting adjourned at 8:20 PM.



Angelo Colasante, Chair Date 1-2-14

Respectfully Submitted,

Scott Gould
ZBA Assistant